



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 08/04/2020

Site Plan Expiration Date: 08/18/2023

Permit No.: SP-2020-0306D

Project Name (or description): Giga Texas

Address or Location Description: 12733 HAROLD GREEN RD

Watershed: Colorado River

Owner of Property: Jeff van Heel, Colorado River Project, LLC

Address: 901 Page Ave, Fremont, CA 94538

Owner's Representative: Julia Mrnak, Garza EMC, (512) 298-3284

Address: 7708 Rialto Boulevard, Suite 125, Austin, TX 78735

Legal Description: See plan set

PERMIT IS HEREBY ISSUED FOR:

The construction of a vehicle manufacturing plant, with parking, drives, drainage, water quality & detention, and utilities for a total of 7,928,001 sq. ft. impervious cover (approx. 65%), per the approved plans.

The project is located within the Colorado River watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's 2-Mile Extra Territorial jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS: In accordance with Section 25-5-22 of the City of Austin Land Development Code, this project is being permitted in phases. The inclusion of some detailed engineering and drainage plans have been deferred to subsequent phases of the permit review.

The attached comments on the following pages shall be cleared via revisions to this site plan prior to issuance of Certificate of Completion.

A handwritten signature in blue ink that reads "Julia Mrnak".

Signature of Applicant

For Colorado River Project, LLC 08/18/2020
Owner Date

A handwritten signature in blue ink, likely from a city official, over a horizontal line.

Permit Approved by City of Austin

8-18-2020

Date

Drainage Engineering Review - Jennifer Back -
jennifer.back@austintexas.gov

COMMENTS TO BE DEFERRED TO LATER REVISION / PHASE

In accordance with Section 25-5-22 of the City of Austin Land Development Code, this project is being permitted in phases. The inclusion of some detailed engineering and drainage plans have been deferred to subsequent phases of the permit review.

DE1. Provide a detailed onsite drainage plan.

DE2. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance with the 2-yr storm.

Site Plan Review - Anaiah Johnson - 512-974-2932

COMMENTS TO BE DEFERRED TO LATER REVISION / PHASE

In accordance with Section 25-5-22 of the City of Austin Land Development Code, this project is being permitted in phases. The inclusion of some detailed engineering and drainage plans have been deferred to subsequent phases of the permit review.

SP1. Show all site boundary lines with bearings and dimensions on all sheets.

SP2. The owner's name on the coversheet does not match the tax certificate. Please provide warranty deeds or updated tax certificates showing a change in ownership that matches the information on the cover sheet.

SP3. Fire Marshall and Travis County must sign the cover sheet prior to site plan approval.

SP4. Record all proposed easements, easement modifications, and/or easement releases, and add the documentation to the plan set.

Water Quality Review - Jennifer Back -
jennifer.back@austintexas.gov

COMMENTS TO BE DEFERRED TO LATER REVISION / PHASE

In accordance with Section 25-5-22 of the City of Austin Land Development Code, this project is being permitted in phases. The inclusion of some detailed engineering and drainage plans have been deferred to subsequent phases of the permit review.

WQ1. Please place the following Dam Safety Certification Statement on the cover sheet:
I [name of professional engineer] Texas license number [number] certify that the design of the dam in this set of plans can safely pass 100-percent of the Probable Maximum Flood based on the hydrologic, hydraulic, structural and geotechnical analysis using standard accepted engineering practices." The certification statement may be divided into the four disciplines of hydrology, hydraulics, structural and geotechnical and independently certified.

WQ2. As stated in DCM 8.3.3(B), "Any hydraulic structure designed to impound storm water that has a height greater than or equal to six (6) feet at any point along the perimeter of the storm water

management (SWM) pond is a dam and must be designed to safely pass the full (100-percent) probable maximum flood (PMF)." Please comply.

WQ3. Provide construction details for the wet pond and biofiltration pond that comply with design criteria set forth in ECM 1.6.

WQ4. If a geomembrane liner is proposed, remove any reference to a clay liner. If a clay liner is proposed, remove any reference to a geomembrane liner.

Environmental Officer - Atha Phillips 512-974-2132
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In accordance with Section 25-5-22 of the City of Austin Land Development Code, this project is being permitted in phases. The inclusion of some detailed engineering and drainage plans have been deferred to subsequent phases of the permit review.

EO1. On sheet 12 and 28, the wet pond is shown as 10 feet deep. On page 13 and 29, the wet pond is shown as 15 feet deep. Please update to be consistent for next submittal.

EO2. Provide a planting plan for the wet pond per ECM 1.6.6 with the next submittal.

EO3. Provide a planting plan for the biofiltration pond per ECM 1.6.7.5(C) with the next submittal.

EO4. Update the Environmental Resource Inventory and plans to show the critical environmental features located within the 100-year floodplain and identified in Exhibit M of the Austin Green PUD with the required buffers.